



# CITY OF MANCHESTER

## PLANNING AND COMMUNITY DEVELOPMENT

Leon L. LaFreniere, AICP  
Director

Planning & Land Use Management  
Building Regulations  
Community Improvement Program  
Zoning Board of Adjustment

Pamela H. Goucher, AICP  
Deputy Director Planning & Zoning  
Michael J. Landry, PE, Esq.  
Deputy Director Building Regulations

### MANCHESTER ZONING BOARD OF ADJUSTMENT VIRTUAL PUBLIC HEARING / LIMITED BUSINESS MEETING

Thursday, April 8, 2021 – 6:00 PM

Watch live on Channel 22 Manchester Public Access Television or  
Stream Live at <https://www.manchestertv.org/22>

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**Note:** Due to the emergency orders issued by the Governor as well as the guidance of public health officials, there will be no physical location in which to attend the meeting. **PUBLIC COMMENTS** may be submitted at any time up to the close of the public hearing for each case by email sent to [ZBA@manchesternh.gov](mailto:ZBA@manchesternh.gov) or a voice message called into (603) 792-6736. All comments must include your name and address and the case number. It is recommended that public comment be submitted by email, however you may also attend the meeting through our webinar software by sending an email to the aforementioned address on the day of the meeting and requesting an invitation to participate.

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I. The Chairman calls the meeting to order and introduces the Zoning Board Members and City Staff.

II. **PUBLIC HEARING:**

*(Tabled from 3/11/21 ZBA Meeting)*

1. **ZBA2021-009**  
**33 Purchase Street, R-1B Zoning District, Ward 9**

Antonios Pliakos proposes to construct an 8'x12' shed in the street yard on a corner lot 1.5' from the street lot line and 2' from the side lot line and seeks a variance from sections **8.29(A)1** Accessory Structures in the Front Yard and **8.29(A)3** Accessory Structures in the Rear Yard of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through February 4, 2021.

One City Hall Plaza, Manchester, New Hampshire 03101  
Phone: (603) 624-6450 or (603) 624-6475 Fax: (603) 624-6529 or (603) 624-6324  
E-Mail: [pcd@manchesternh.gov](mailto:pcd@manchesternh.gov)  
[www.manchesternh.gov](http://www.manchesternh.gov)

***(Current Items)***

2. **ZBA2021-013**  
**150 Spruce Street, R-3 Zoning District, Ward 3**

Jameson Small (Agent) proposes to erect four signs having areas of 15.8 SF, 16.0 SF, 3.2 SF and 16.8 SF where one sign up to 20 SF is allowed and seeks a variance from section **9.08(A)1** Signs (3 counts) of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through March 10, 2021.

3. **ZBA2021-014**  
**451 Manchester Street, R-2 Zoning District, Ward 4**

Lewis and Judith Ulloa propose to reconstruct a detached garage in the street yard of a corner lot with a side yard setback of 1.8' where 10' is required and seek a variance from sections **8.29(A)1** Accessory Structures in the Front Yard and **8.29(A)2** Accessory Structures in the Side Yard of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through March 10, 2021.

4. **ZBA2021-015**  
**38 Cottage Road, R-1B Zoning District, Ward 9**

Nicholas and Tia Bushey propose to construct three parking spaces in the front yard with a driveway width of 36' where 24' is allowed and seek a variance from sections **10.09(B)** Parking Setbacks (3 counts) and **10.08(C)** Driveway Width of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through March 15, 2021.

5. **ZBA2021-016**  
**1800-1802 Elm Street, R-3/PO Zoning District, Ward 3**

Tanya Devoy proposes to occupy approximately 1,170 SF of space for a tattoo parlor with an emphasis on cosmetic alterations and semi-permanent make-up, and within 500' of a residential structure in a residential zone and seeks a variance from sections **5.10(H-6)12** Tattoo Parlors and **8.06(A)2** Tattoo Parlors of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through March 16, 2021.

6. **ZBA2021-017**  
**610 Second Street, B-2 Zoning District, Ward 10**

Eric Mitchell (Agent) proposes to reconstruct a fire damaged building with three additional dwelling units by adding a full third story resulting in a six-family dwelling in the B-2 zone, with a front yard setback of 11.7' where 20' is required, a side yard setback of 3.3' where 20' is required, without the required 10' landscaped perimeter around the parking area, with a portion of the drive aisle less than the required 22' in width, with stacked parking spaces and with the proposed refuse contain within the side yard setback and seeks a variance from

sections **5.10(A)6** Multi-Family Dwelling, **6.03(A)** Front Yard Setback, **6.03(C)** Side Yard Setback, **10.07(G)** Landscaping, **10.06(A)** Parking Layout and **8.29(B)** Accessory Structures and Uses of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through March 16, 2021.

7. **ZBA2021-019**  
**875 Elm Street, CBD Zoning District, Ward 3**

John Cronin, Esq. (Agent) proposes to erect a 37.1 SF wall sign above a 104.2 SF wall sign erected under variance case #ZBA2019-167 and seeks a variance from section **9.09(A)3** Signs of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through March 18, 2021.

8. **ZBA2021-021**  
**280 Chauncey Avenue, R-1A Zoning District, Ward 1**

Joseph Wichert, L.L.S. (Agent) proposes to construct a new single-family residence with an attached three car garage with side yard setbacks of 14' on each side where 20' is required and seeks a variance from section **6.03(C)** Side Yard Setback (2 counts) of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through March 18, 2021.

9. **ZBA2021-022**  
**587 Maple Street, C-1 Zoning District, Ward 2**

Shaquwanda Allen proposes to convert an office building into a hair salon in the C-1 zoning district with one parking space within 4' of a building and lot line and where vehicles are required to exit parking area by backing out onto the public way and seeks a variance from section **5.10(H-6)3** Hair Salon, **10.09(A)** Parking Setbacks and **10.07(D)** Parking Maneuvering of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through March 22, 2021.

10. **ZBA2021-023**  
**154 Conant Street, R-3 Zoning District, Ward 11**

Joseph Wichert, L.L.S. (Agent) proposes to redevelop an undersized non-conforming lot with a two-family dwelling, with front and street setbacks of 4.5' where 10' is required and a side setback of 2.5' where 10' is required, four parking spaces less than the required 4' from the building and lot line with two spaces within the required minimum front yard setback where not allowed and seeks a variance from sections **11.03(D)2** Two-Family Dwelling, **6.03(A)** Front Yard Setback (2 counts), **6.03(C)** Side Yard Setback, **10.09(B)** Parking Setbacks (4 counts) and **10.09(B)1** Parking Setbacks (2counts) of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through March 23, 2021.

11. **ZBA2021-024**  
**265 Sullivan Street, R-2 Zoning District, Ward 11**

Leonardo Heredia proposes to maintain a 6'x12' deck with a 9.5' front yard setback where 15' is required and seeks a variance from section **6.03(A)** Front Yard Setback of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through March 24, 2021.

12. **ZBA2021-026**  
**183 Ray Street, R-1B Zoning District, Ward 1**

Margaretha Teeters proposes to construct a 24'x24' one-story detached garage in the rear yard 0' from the side and rear lot lines where 4' is required with lot coverage of 56% where 50% is allowed and with the accessory structure occupying 31% of the rear yard where 25% is allowed and seeks a variance from sections **8.29(A)3** Accessory Structures and Uses and **6.04** Lot Coverage of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through March 26, 2021.

13. **ZBA2021-020**  
**310 Second Street, B-2 Zoning District, Ward 10**

John Bisson, Esq. (Agent) proposes to establish a contractor yard in conjunction with retail sales of landscaping materials, without the required 8' high fence for screening of equipment and materials and seeks a variance from sections **5.10(C)2** Building Contractor Yards and **8.11** Building Contractor Yards Fencing of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through March 26, 2021.

14. **ZBA2020-122**  
**241 Candia Road, R-1B Zoning District, Ward 7**

Robert Duval (Agent) proposes to establish a take-out restaurant with no dining seating in a space formerly occupied by an existing non-conforming retail use that was subsequently expanded by special exception to include pizza and sandwich take-out service and create new parking on a parcel to be subdivided from 261 Candia Road and consolidated with the subject parcel, where the parking area does not have the required 10' landscaped perimeter, where there are more than two parking spaces within the side yard setback, where the proposed enclosure for the trash receptacles is within the limited activity buffer as well as the side yard setback, where the proposed 6' enclosure around the trash receptacles may be required to be 8' and with two commercial parking spaces in a residential zone and seeks a variance from sections **5.10(G)4** Take-Out Restaurant, **10.07(G)** Landscaping, **10.09(B)** Parking Setbacks, **6.08(B)** Screening Buffers, **8.29(A)** Accessory Structures and Uses, **8.27(B)** Fences Walls and **10.02(F)** Business Parking in a Residential District of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through March 26, 2021.

15. **ZBA2021-027**  
**1239 Hall Street, R-1B Zoning District, Ward 2**

Jason King proposes to construct a 9' x 9' breeze way that will connect the home to an existing detached garage on a corner lot where the existing garage has setbacks of 3.4' and 4.1' where 10' is required and seeks a variance from section **6.03(C)** Side Yard Setback (2 Counts) of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through March 26, 2021.

16. **ZBA2021-025**  
**10,000 South Willow Street, IND Zoning District, Ward 8**

Daniel Muller, Esq. (Agent) proposes to construct a four-story, 42 unit multi-family dwelling and seeks a variance from section **5.10(A)6** Multi-Family Dwelling of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through March 29, 2021.

**III. BUSINESS MEETING:**

1. **ADMINISTRATIVE MATTERS:**

1. **Review and approval of the ZBA Minutes of March 11, 2021**
2. **Any other business items from the ZBA staff or Board Members.**

<p>Full text of the agenda items is on file for review in the Planning &amp; Community Development Department. The order of the agenda is subject to change on the call of the Chairman.</p>
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